

4548

MEMORANDUM

FEBRUARY 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fifteen zoning matters have been prepared by Authority staff for transmittal to the Board of Appeal.

	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u> <u>Denial/w/o</u> <u>Prejudice</u>	<u>Deferral</u>
Residential conversions	3			
Major new housing or rehabilitation	1			1
Residential - building expansions, subdivisions, etc.	1		1	1
Parking; gas stations; repair garages				
Industrial; chemical storage				
Institutional				
Commercial; office; business	3	2		1
Hotels; restaurants				
Signs	1			

We recommend denial of 2 cases:

Z-7477 97 Providence Street, Hyde Park. Erect one-story addition to storage structure. Expansion would adversely affect abutting residential properties. Neighborhood opposition existing.

Z-7451 1550 Commonwealth Avenue, Brighton. Legalize 1-story addition service bay. This case heard March 21, 1983, and was denied. Abutting property negatively impacted.

We recommend approval of 1 sign case:

Z-7447 67 Blue Hill Avenue, Roxbury. Sign indicating Exxon and prices would replace existing logo sign. No abutter response. Design review proviso.

We recommend approval of 1 residential expansion, subdivision, etc.

Z-7423-25 772-776 East Seventh Street, South Boston. Subdivision of three three-family dwellings will allow separate sales. Abutter supports. Provisos: uniform exterior treatment and owner occupancy of separate structures.

We recommend denial without prejudice in 1 case:

- Z-7458 12 Surrey Street, Brighton. Change occupancy from two family dwelling and lodging house to seven apartments. Proposed units without off street parking on a residential street adjacent to congested Market Street cannot be tolerated. Neighbors are concerned about excessive apartments. Petitioner must resolve density and off street parking concerns with neighborhood.

We recommend approval of 3 commercial, office, business cases:

- Z-7443 485 Commonwealth Avenue, Boston. Tanorama Salon has replaced undesirable pizza restaurant. Design review proviso for signage plans.
- Z-7453 30-40 Court Street, Boston. Renovate top floor and erect one story addition to the United States Trust Company Bank office building for employee space, accessory dining, conference facilities. Proviso for cornice setback, construction materials and design review.
- Z-7457 222 Newbury Street, Boston. Change occupancy from nursing associates to offices, retail stores, professional school for models. Barbizon model school compatible with similar schools in immediate area. Provisos: operation terminate at 10:00 P.M., no more than 50 students in evening, that reasonable measures be made to prevent student loitering outside building and use extend to Barbizon only.

We recommend deferral of 3 cases:

- Z-7452 42 Sammet Avenue, Hyde Park. Erect two family dwelling. Petitioner must meet with neighbors/abutters to resolve drainage, water table, excavation, traffic concerns.
- Z-7454 560-562 Tremont Street, Boston. Change occupancy from three apartments, store, office to three apartments, store, restaurant, bakery. Petitioner must review proposal with staff and South End Historical Society before further action on this appeal can be taken.
- Z-7456 6-12 Thacher Street, Boston. Change occupancy from 58 apartments and 15 offices to 71 apartments and 15 offices and erect one story addition. Authority must review input from community meeting coordinated by Mayor's Office of Community Participation. Pertinent issues include: height, density, and excessive noise levels from building equipment.

We recommend approval of 3 residential conversions:

- Z-7448 715 Walk Hill Street, Mattapan. Vacant abandoned building will be rehabilitated; however, proposed number of units is excessive. Site is adjacent to busy intersection of Blue Hill Avenue. Provisos: design review with particular attention to providing adequate parking spaces or lowering number of units is necessary.

Z-7449 12 Pinehurst Street, Roslindale. Change occupancy from four to five apartments. Basement studio apartment for employee of owner. Mixed residential commercial area. Proviso for off street parking and use to extend to petitioner only.

Z-7450 117 Centre Street, Roxbury. Change occupancy from one to three family dwelling. Occupancy compatible with residential neighborhood and has support of local civic association. Provisos: design review and owner occupancy.

We recommend approval of 1 major new housing case.

Z-7466 89 Union Park, Street, Boston. Change occupancy from lodging house to 74 elderly and handicapped housing apartment units. St. Helena's House will be rehabilitated under HUD Section 202/8 program. Critical needs exist for these units in the South End area. Design review proviso.

BOARD OF APPEAL REFERRALS

February 7, 1985

Hearing

- | | | | |
|-----|-------------|---------|---|
| 1. | Z-7423-7425 | 2/12/85 | William and Evelyn Kiley
772-774-776 East Seventh Street,
South Boston |
| 2. | Z-7443 | 2/12/85 | 607 Beacon Trust
485 Commonwealth Avenue, Boston |
| 3. | Z-7447 | 2/12/85 | Exxon Company, U.S.A.
67 Blue Hill Avenue, Roxbury |
| 4. | Z-7448 | 2/12/85 | Leopoldo G. Martinez
715 Walk Hill Street, Mattapan |
| 5. | Z-7449 | 2/12/85 | REDE, Inc.
12 Pinehurst Street, Roslindale |
| 6. | Z-7450 | 2/12/85 | Millicent Young
117 Centre Street, Roxbury |
| 7. | Z-7451 | 2/12/85 | William Audy
1550 Commonwealth Avenue, Brighton |
| 8. | Z-7452 | 2/12/85 | Claire A. Castelluzzi, Trustee
42 Sammet Avenue, Hyde Park |
| 9. | Z-7453 | 2/12/85 | United States Trust Company
30-40 Court Street, Boston |
| 10. | Z-7454 | 2/12/85 | 560-562 Tremont Street Trust
560-562 Tremont Street |
| 11. | Z-7456 | 2/12/85 | Stonberg Holdings Corporation
Marketplace Lofts Limited Partnership
6-12 Thacher Street, Boston |
| 12. | Z-7457 | 2/12/85 | Milestone Realty Fund Limited Partnership
222 Newbury Street, Boston |
| 13. | Z-7458 | 2/12/85 | Hubert Bligh
12 Surrey Street, Brighton |
| 14. | Z-7466 | 2/12/85 | Working Girls Home, Inc.
89 Union Park Street, Boston |
| 15. | Z-7477 | 2/12/85 | Mary Amara
97 Providence Street, Hyde Park |

MEMORANDUM

February 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/12/85

Z-7423-7425
William and Evelyn Kiley
772-774-776 East Seventh Street
South Boston

Existing
at site: Three three-story structures

Purpose of
petition: Subdivide.

District(s) Site is in apartment multifamily (H-1-50) district.
and Uses(s): Three-family dwelling is allowed in apartment district.

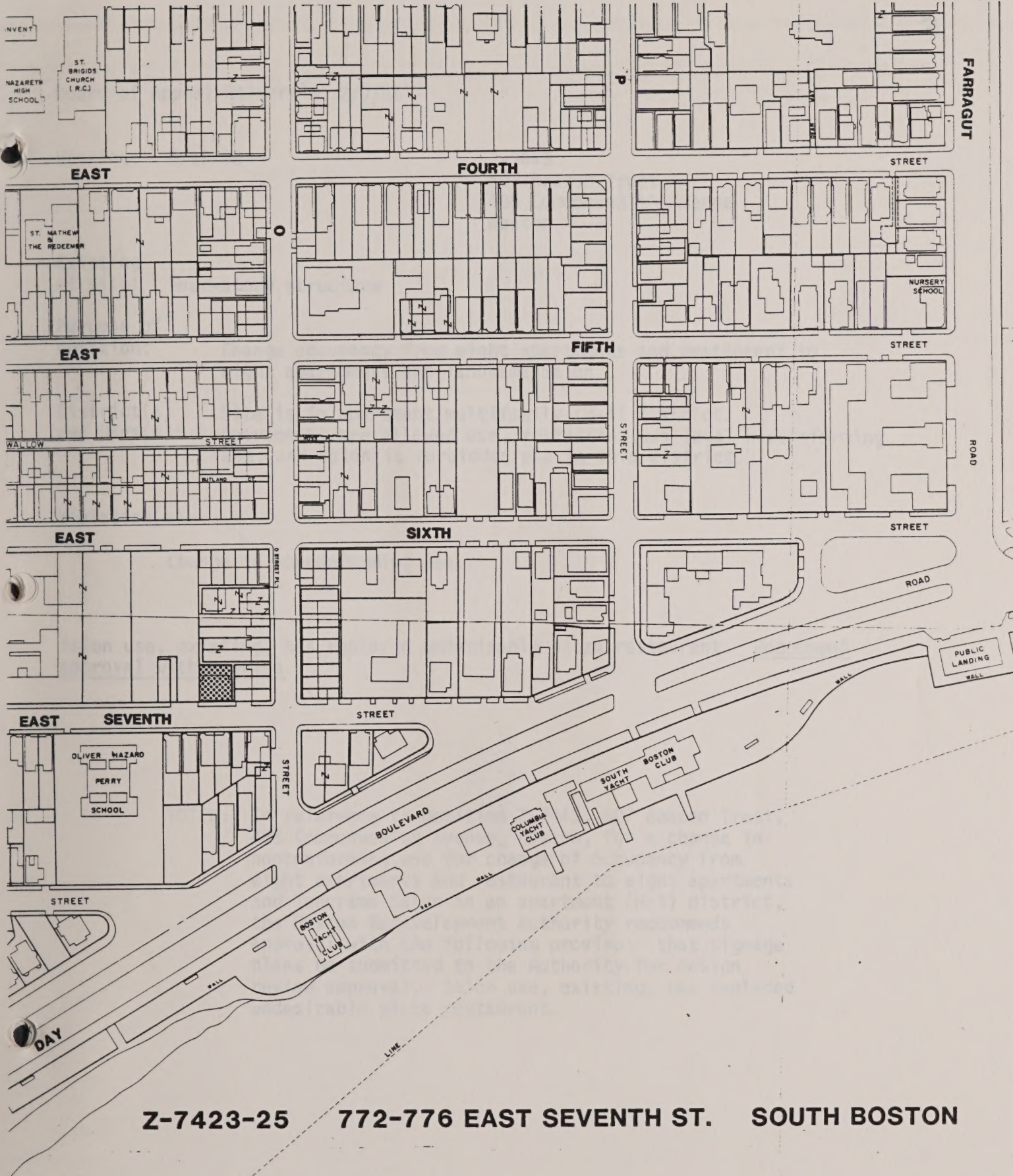
Violation(s):

Lot area, width, and frontage are insufficient.

Floor area ratio is excessive.

Subdivision will allow separate sale of properties. Violations are technical.
Abutter supports proposal. Recommend approval with proviso.

VOTED: In reference to petitions Z-7423-7425, William and Evelyn Kiley, 772-774-776 East Seventh Street, South Boston, for eleven variances to subdivide three three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the structures be owner-occupied; that a covenant requiring uniform treatment of the exterior of the structures be part of the deeds and recorded in the Registry of Deeds. Subdivision will allow separate sale of properties. Violations are technical.



Z-7423-25 772-776 EAST SEVENTH ST. SOUTH BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7443
607 Beacon Trust
485 Commonwealth Avenue
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from eight apartments and restaurant to
eight apartments and Tanorama Salon.

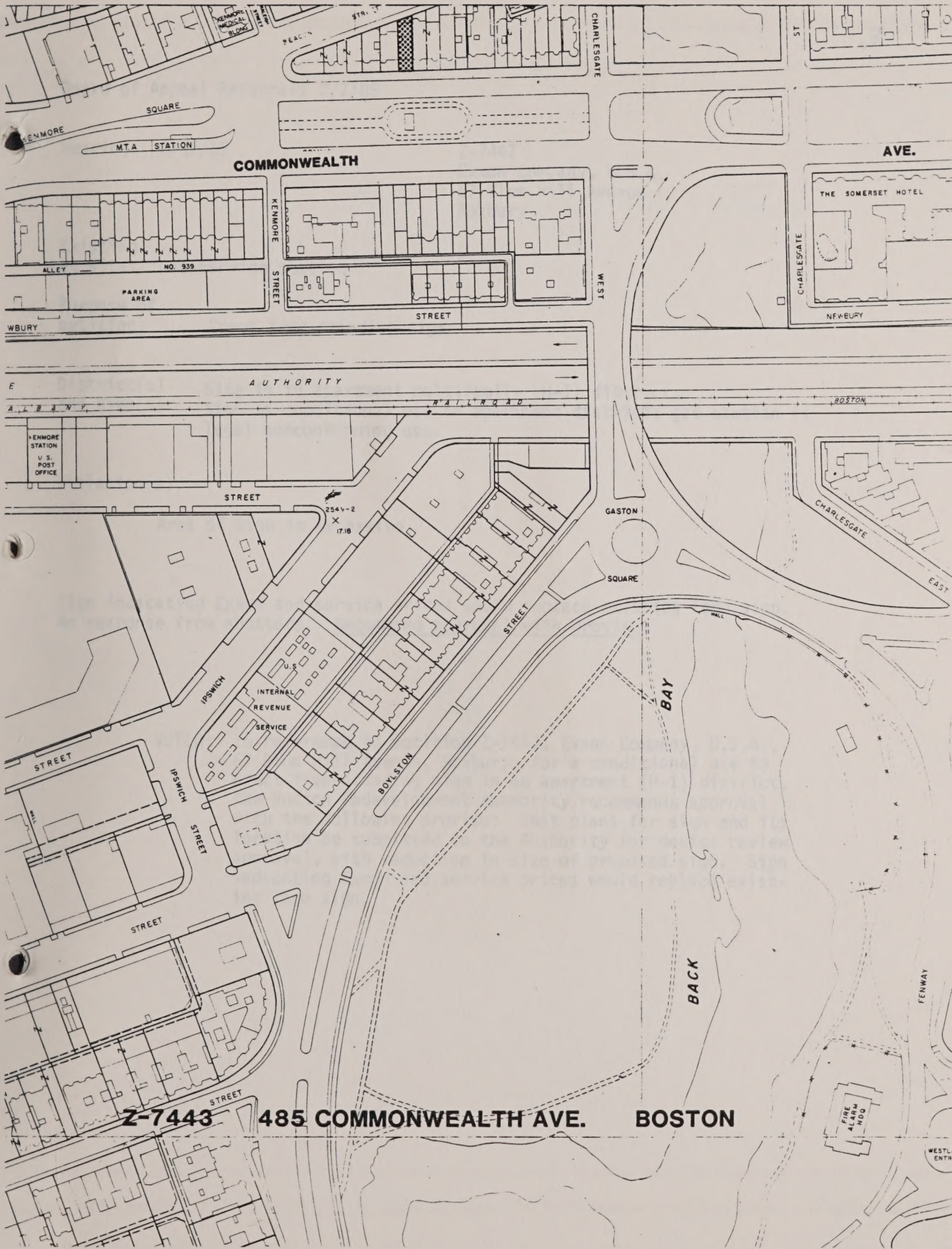
District(s)
and Uses(s): Site is in apartment multifamily (H-4) district.
Apartments are allowed use, restaurant was legal nonconforming
use, and salon is forbidden use in this district.

Violation(s):

Change in nonconforming use.

Salon use, existing, has replaced undesirable pizza restaurant. Recommend
approval with proviso.

VOTED: In reference to petition Z-7443, 607 Beacon Trust,
485 Commonwealth Avenue, Boston, for a change in
nonconforming use for change of occupancy from
eight apartments and restaurant to eight apartments
and Tanorama Salon in an apartment (H-4) district,
the Boston Redevelopment Authority recommends
approval with the following proviso: that signage
plans be submitted to the Authority for design
review approval. Salon use, existing, has replaced
undesirable pizza restaurant.



COMMONWEALTH

AVE.

THE SOMERSET HOTEL

NEWBURY

W BURY

STREET

AUTHORITY

RAILROAD

BOSTON

KENMORE
STATION
U. S.
POST
OFFICE

STREET

254V-2
X
17.18

GASTON

SQUARE

CHARLESGATE

EAST

STREET

IPSWICH
STREET

INTERNAL
REVENUE
SERVICE

BOYLSTON

STREET

BAY

BACK

FENWAY

FIRE
ALARM
H.Q.

WEST
ENTR

Z-7443

485 COMMONWEALTH AVE.

BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7447
Exxon Company, U.S.A.
67 Blue Hill Avenue
Roxbury

Existing
at site: Gas service station

Purpose of
petition: Erect free-standing sign.

District(s) Site is in apartment multifamily (H-1) district.
and Uses(s): Sign is conditional use in apartment district; gas station is
legal nonconforming use.

Violation(s):

Area of sign is excessive.

Sign indicating Exxon and service prices would replace existing logo sign.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7447, Exxon Company, U.S.A.,
67 Blue Hill Avenue, Roxbury, for a conditional use to
erect free-standing sign in an apartment (H-1) district,
the Boston Redevelopment Authority recommends approval
with the following proviso: that plans for sign and its
location be submitted to the Authority for design review
approval, with reduction in size of proposed sign. Sign
indicating Exxon and service prices would replace exist-
ing logo sign.



Z-7447

67 BLUE HILL AVE.

ROXBURY

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7448
Leopoldo G. Martinez
715 Walk Hill Street
Mattapan

Existing
at site: Three-story structure

Purpose of
petition: Legalize occupancy for five apartments.

District(s) and Uses(s): Site is in residential three-family (R-.8) and local business (L-.5) districts. No record of occupancy. Apartments are allowed in these districts; conversion is forbidden.

Violation(s):

Dwelling converted for more families is forbidden use.

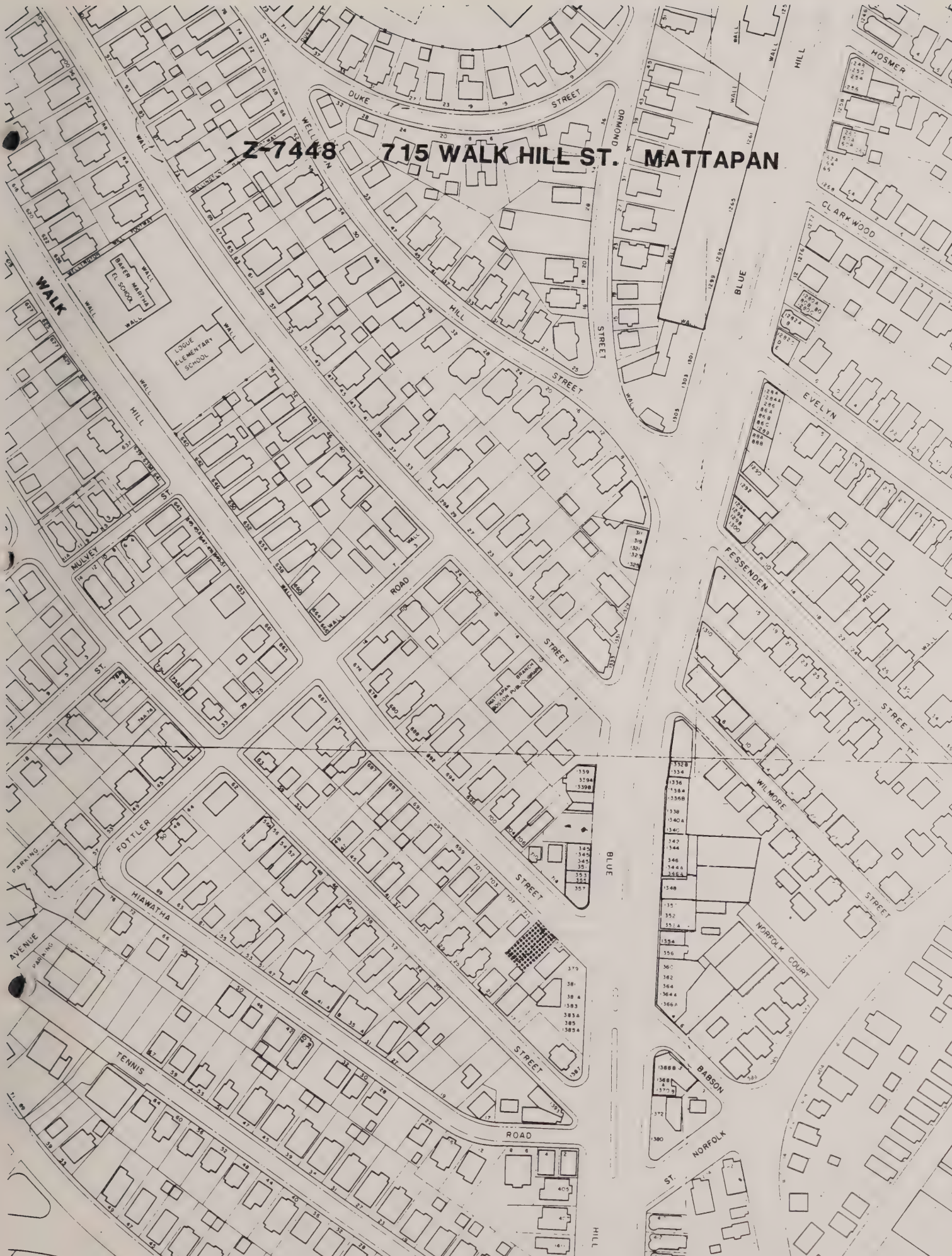
Lot area and open space are insufficient.

Building, vacant and abandoned for several years, will be rehabilitated. Parking is a concern, since site is adjacent to busy intersection with Blue Hill Avenue and additional curb parking demands would intensify traffic conditions. Recommend approval with provisos.

VOTED: In reference to petition Z-7448, Leopoldo G. Martinez, 715 Walk Hill Street, Mattapan, for a forbidden use and two variances to legalize occupancy for five apartments in residential (R-.8) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval and that design review specifically encompass provision of adequate parking and potential for reduction in number of units from five to three or four if parking cannot be resolved. There is no record of legal occupancy. Building, vacant and abandoned for several years, will be rehabilitated. However, proposed number of units would be excessive if adequate parking is not provided. Site is adjacent to busy intersection with Blue Hill Avenue and additional curb parking demands would intensify traffic conditions.

Z-7448

715 WALK HILL ST. MATTAPAN



Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7449
REDE, Inc.
12 Pinehurst Street
Roslindale

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from four to five apartments.

District(s)
and Uses(s): Site is in residential two-family (R-.5) and local business
(L-.5) districts.
Existing apartments are legal nonconforming use; conversion
is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, and open space are insufficient.

Floor area ratio, height of building, and number of stories are
excessive.

Basement studio apartment will be for employee of owner's business located
opposite site. Mixed residential area. Recommend approval with proviso.

VOTED: In reference to petition Z-7449, REDE, Inc., 12 Pinehurst
Street, Roslindale, for a forbidden use and six variances
for change of occupancy from four to five apartments in
residential (R-.5) and local business (L-.5) districts,
the Boston Redevelopment Authority recommends approval
with the following provisos: that off-street parking be
provided for the five units in owner's parking lot on
Belgrade Avenue; that use extend to petitioner only and
expire upon sale, lease, or other disposition of property;
and that fence be erected along rear property line to
prevent passage through abutter's property. Area is
mixed residential-commercial. Basement studio apart-
ment will be for employee of owner.

Z-7449

12 PINEHURST ST. ROSLINDALE



Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7450
Millicent Young
117 Centre Street
Roxbury

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from one- to three-family dwelling.

District(s) Site is in apartment multifamily (H-1) district.
and Uses(s): Three-family dwelling is allowed use in this district;
conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Proposed occupancy would be compatible with residential neighborhood.
Structure will be rehabilitated. Linwood Hill Neighborhood Association
supports conversion. Recommend approval with proviso.

VOTED: In reference to petition Z-7450, Millicent Young,
117 Centre Street, Roxbury, for a forbidden use
and a variance for change of occupancy from one-
to three-family dwelling in apartment (H-1) dis-
trict, the Boston Redevelopment Authority recom-
mends approval with the following provisos: that
plans be submitted to the Authority for design
review approval; that the structure be owner-
occupied. Occupancy will be compatible with
residential neighborhood. Linwood Hill Neighbor-
hood Association supports proposal.



Z-7450

117 CENTRE ST.

ROXBURY

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7451
William Audy
1550 Commonwealth Avenue
Brighton

Existing
at site: Gas service station

Purpose of
petition: Erect one-story addition.

District(s) Site is in apartment multifamily (H-1) district.
and Uses(s): Gas service station is forbidden use in apartment district.

Violation(s):

Gas service station is forbidden use.

Rear yard is insufficient.

An identical case by the same owner was heard by the Board of Appeal on March 31 1983, and was denied. The owner was instructed to demolish the addition; however, it has since then been in continuous operation. The addition blocks the light and view of the abutting residential apartment building.

VOTED: In reference to petition Z-7451, William Audy, 1550 Commonwealth Avenue, Brighton, for a forbidden use and a variance to erect one-story addition to gas service station in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. An identical case by the same owner was heard by the Board of Appeal on March 31, 1983, and was denied. The owner was instructed to demolish the addition; however, it has been in continuous operation since then. The addition blocks the light and view of the abutting residential apartment building.



Z-7451

1550 COMMONWEALTH AVE. BRIGHTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7452
Claire A. Castelluzzi, Trustee
42 Sammet Avenue
Hyde Park

Existing
at site: 15,802 square feet of land

Purpose of
petition: Erect two-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Two-family dwelling is allowed use in this district.

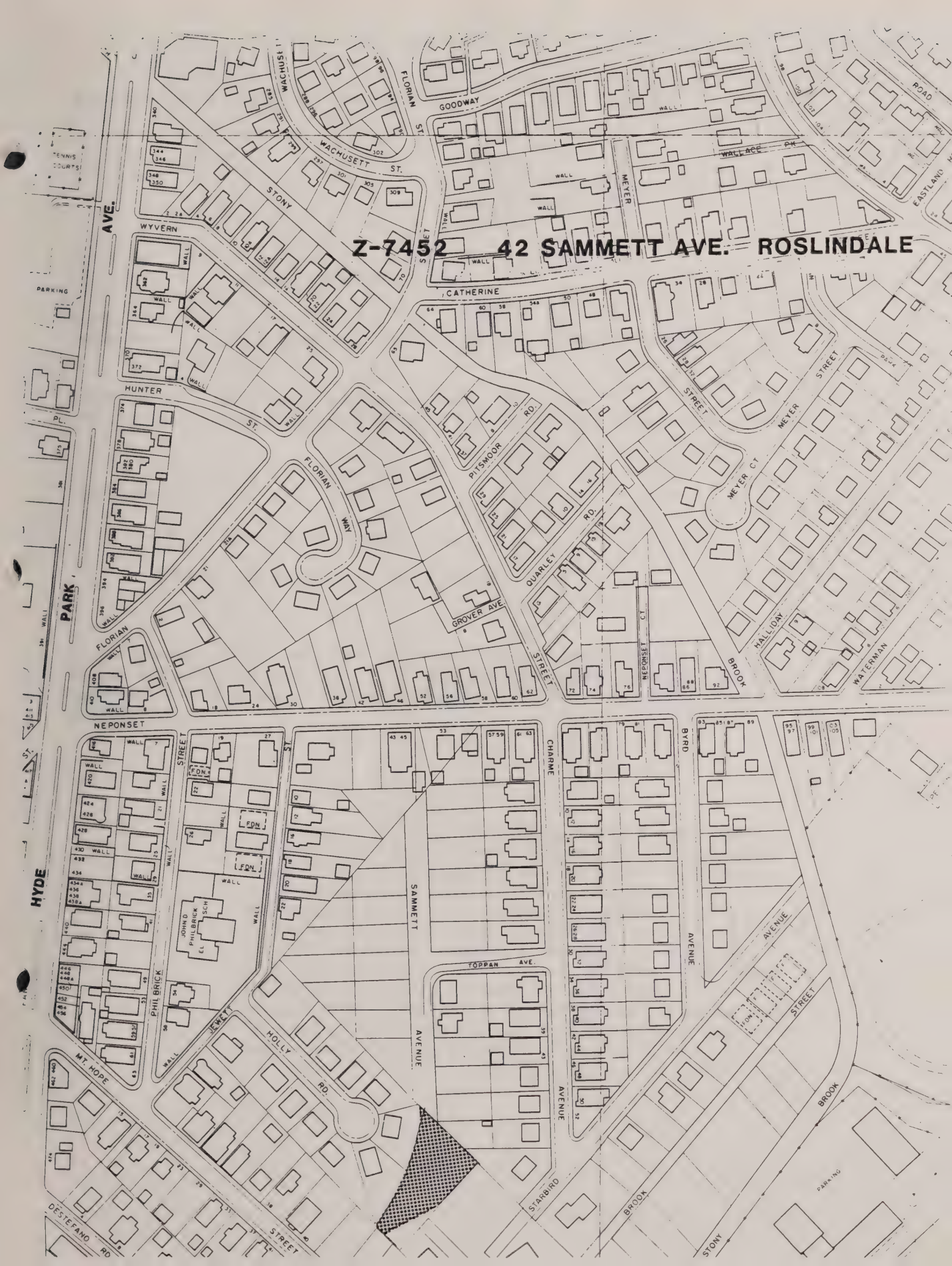
Violation(s):

Lot frontage is insufficient.

Property is a rectangular lot at the end of a cul-de-sac, Sammet Avenue, and in the rear of two dwellings on Starbird Avenue. Petitioner must meet with neighbors/abutters to resolve drainage, water table, excavation, and traffic concerns. Recommend deferral of decision until concerns are resolved.

VOTED: In reference to petition Z-7452, Claire A. Castelluzzi, Trustee, 42 Sammet Avenue, Roslindale, for variance to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of decision until concerns indicated below are resolved. Property is a rectangular lot at the end of a cul-de-sac, Sammet Avenue, and in the rear of two dwellings on Starbird Avenue. Petitioner must meet with neighbors/abutters to resolve drainage, water table, excavation, and traffic concerns.

Z-7452 42 SAMMETT AVE. ROSLINDALE



Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7453
United States Trust Company
30-40 Court Street
Boston

Existing
at site: 12-story structure

Purpose of
petition: Erect one-story addition to bank office structure.

District(s) Site is in general business (B-8) district.
and Uses(s): Bank office building is allowed in general business district.

Violation(s):

Floor area ratio is excessive.

Setback of parapet is insufficient.

It is proposed to renovate existing top floor and erect one-story addition to the bank-office structure. This will provide needed space for current employees and accessory conference-dining facilities. Recommend approval with provisos.

VOTED: In reference to petition Z-7453, United States Trust Company, 30-40 Court Street, Boston, for two variances to erect one-story addition to bank office building in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the addition be set back from the cornice and constructed of materials compatible with the character of this commercial area; that plans, inclusive of cornice setback and construction materials, be submitted to the Authority for design review approval. Proposal will provide needed space for current employees and accessory dining and conference facilities.



Z-7453

30-40 COURT ST.

BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7454
560-562 Tremont Street Trust
560-562 Tremont Street

Existing
at site: Three-story structure.

Purpose of
petition: Change occupancy from three apartments, store, and office to
three apartments, store, restaurant, and bakery; erect sign.

District(s)
and Uses(s): Site is in apartment multifamily (H-3) district. Restaurant and
bakery are forbidden uses in apartment district; sign is condi-
tional use; store is legal nonconforming use.

Violation(s):

Restaurant and retail bakery are forbidden uses.

Area of sign is excessive.

Petitioner must review proposal with staff and South End Historical Society
before further action on this appeal. Recommend deferral of decision.

VOTED: In reference to petition Z-7454, 560-562 Tremont
Street Trust, 560-562 Tremont Street, Boston, for
two forbidden uses and a conditional use for change
of occupancy from three apartments, store, and
office to three apartments, store, restaurant, and
bakery and erect sign in an apartment (H-3) dis-
trict, the Boston Redevelopment Authority recom-
mends that Board of Appeal defer decision until
after petitioner has reviewed proposal with
Authority and South End Historical Society.



Z-7454 560-562 TREMONT ST. BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7456
Stonberg Holdings Corporation
Marketplace Lofts Limited Partnership
6-12 Thacher Street
Boston

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from 58 apartments and 15 offices to 71
apartments and 15 offices; erect one-story addition.

District(s) Site is in apartment multifamily (H-3) district.
and Uses(s): Conversion is forbidden use; offices granted by Board of Appeal
in 1981.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space, setback of parapet, off-street parking, and front, side,
and rear yards are insufficient.

Community meeting, coordinated by Mayor's Office of Community Participation,
will be held February 6. Recommend deferral of decision until Authority
review and consideration of community issues raised at meeting.

VOTED: In reference to petition Z-7456, Stonberg Holdings
Corporation, Marketplace Lofts Limited Partnership,
6-12 Thacher Street, Boston, for a forbidden use
and eight variances for change of occupancy from 58
apartments and 15 offices to 71 apartments and 15
offices and erect one-story addition in an apartment
(H-3) district, the Boston Redevelopment Authority
recommends deferral of decision until Authority can
review input from community meeting coordinated by
Mayor's Office of Community Participation. Pertin-
ent issues include height, density, and excessive
noise levels from building equipment.



Z-7456 6-12 THACHER ST. BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7457

Milestone Realty Fund Limited Partnership
222 Newbury Street
BostonExisting
at site: Three-story structurePurpose of
petition: Change occupancy from nursing associates to offices, retail stores,
and professional school for models.District(s) Site is in general business (B-3-65) district.
and Uses(s): Offices and retail stores are allowed uses, school for models
is conditional use, in general business district.

Violation(s):

Trade, technical, vocational, or business school
is conditional use.

Barbizon Schools, currently located on Boylston Street, will operate a professional school for models at this site, formerly used for a school of practical nursing by the Household Nursing Association and later Massachusetts General Hospital. Use will be compatible with similar schools in the immediate area. Neighborhood Association of the Back Bay indicates support. Recommend approval with provisos.

VOTED: In reference to petition Z-7457, Milestone Realty Fund Limited Partnersh8p, 222 Newbury Street, Boston, for a conditional use for change of occupancy from nursing associates to offices, retail stores, and professional school for models in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that operation terminate no later than 10 p.m.; that school be limited to 50 students in evening; that reasonable measures be taken to prevent exterior loitering of students; that there be no food or beverages allowed; that use extend to Barbizon School only.



Z-7457 222 NEWBURY ST. BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85 Z-7458
 Hubert Bligh
 12 Surrey Street
 Brighton

Existing
 at site: 2½-story vacant structure

Purpose of
 petition: Change occupancy from two-family dwelling and lodging house
 (12 lodgers) to seven apartments.

District(s) Site is in general business (B-1) district.
 and Uses(s): Apartments are allowed use in general business district;
 conversion is forbidden.

Violation(s):

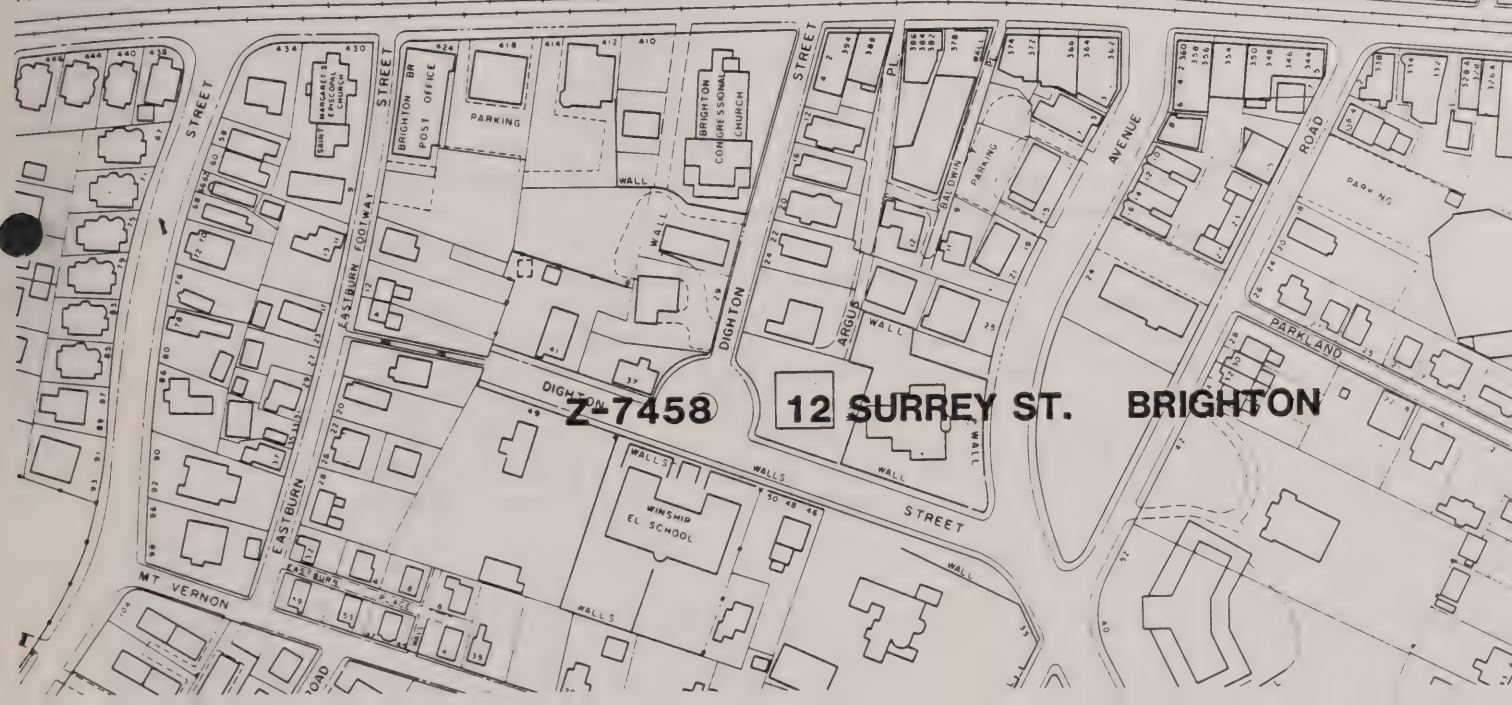
In variance with former decision of Board of Appeal.

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, and open space are insufficient.

Vacant structure abandoned and fire damaged. Surrey Street is predominantly residential, although situated in a general business district. Proposed seven apartments without off-street parking and adjacent to congested Market Street cannot be tolerated. Neighbors are concerned about excessive number of units. Recommend denial without prejudice.

VOTED: In reference to petition Z-7458, Hubert Bligh, 12 Surrey Street, Brighton, for a forbidden use and five variances for change of occupancy from two-family dwelling and lodging house to seven apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Vacant structure is abandoned and fire damaged. Surrey Street is predominantly residential, although situated in a general business district. Proposed seven apartments without off-street parking and adjacent to congested Market Street are excessive. Neighbors have expressed concern about excessive number of units. Petitioner must meet with neighbors to resolve density and parking concerns.



Z-7458

12 SURREY ST.

BRIGHTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7466
Working Girls Home, Inc.
89 Union Park Street
Boston

Existing
at site: 4½-story structure

Purpose of
petition: Change occupancy from lodging house to 74 elderly and handi-
capped apartment units and nine-bedroom lodging house.

District(s) Site is in manufacturing (M-2) district.
and Uses(s): Multifamily dwelling is conditional in manufacturing district;
lodging house is legal nonconforming use.

Violation(s):

Multifamily dwelling is conditional use.

Change in nonconforming use.

The St. Helena's House, a 100-room lodging house, will be rehabilitated for 74 apartment units of elderly and handicapped housing under HUD Section 202/8 program. Women residing in St. Helena's are being or have been relocated in conformance with HUD guidelines. A critical need exists in the South End for the proposed elderly and handicapped apartments. Recommend approval with proviso.

VOTED: In reference to petition Z-7466, Working Girls Home., Inc., 89 Union Park Street, Boston, for a conditional use and a change in nonconforming use for change of occupancy from lodging house to 74 apartment units for the elderly and handicapped and nine-bedroom lodging house in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. St. Helena's House, a 100-room lodging house, will be rehabilitated for 74 apartment units of housing for the elderly and handicapped under the HUD Section 202/8 program. Women residing at St. Helena's are being or have been relocated in conformance with HUD guidelines. A critical need exists in the South End area for the proposed elderly and handicapped apartments.



Z-7466

89 UNION PARK ST. BOSTON

Board of Appeal Referrals 2/7/85

Hearing: 2/12/85

Z-7477
Mary Amara
97 Providence Street
Hyde Park

Existing
at site: One-story structure

Purpose of
petition: Erect one-story addition to storage structures; legalize
occupancy.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Storage structure is forbidden use in residential district.

Violation(s):

Storage (warehouse) is forbidden use.

Front and side yards are insufficient.

Expansion (38' x 36') of storage structure would adversely affect abutting
residential properties. Neighborhood opposition exists. Recommend denial.

VOTED: In reference to petition Z-7477, Mary Amara,
97 Providence Street, Hyde Park, for a forbidden
use and two variances to erect one-story addition
to storage structure and legalize occupancy in a
residential (R-.5) district, the Boston
Redevelopment Authority recommends denial.
Expansion (38' x 36') of storage structure would
adversely affect abutting residential properties.
Neighborhood opposition exists.



Z-7477 97 PROVIDENCE ST. HYDE PARK